

191987

Loan #09-42510

ATC #32685



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 788 Page 16167

MARVIN A. CUNNINGHAM and SYLVIA K. CUNNINGHAM, husband and wife
convey(s) to EDGAR W. NEVILLE and LISA NEVILLE-ANDERSON and TIMOTHY ANDERSON,
not as tenants in common but with the right of ** all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 2, Block 3, KLAMATH RIVER SPORTSMAN ESTATES, in the County of
Klamath, State of Oregon.

**survivorship.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART-
MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 67,000.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is the whole consideration
(indicate which)° (Delete between symbols; if not applicable. See ORS 93.030) part of the
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 27th day of September,
19 88.

Marvin A. Cunningham
Marvin A. Cunningham
Sylvia K. Cunningham
Sylvia K. Cunningham

STATE OF OREGON, County of Klamath
September 27, 19 88.)ss.

Personally appeared the above named Marvin A. Cunningham and Sylvia K. Cunningham
Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: *Judith L. Morgan*
Notary Public for Klamath First Federal
My Commission Expires: 8-31-91

Marvin A. Cunningham
Sylvia K. Cunningham

GRANTOR'S NAME AND ADDRESS

Edgar W. Neville

Lisa Neville-Anderson

Timothy Anderson

GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19 _____,

at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

NAME

TITLE

By

Deputy

88 SEP 29 PM 12 00

EXHIBIT "A"

SUBJECT TO:

1. 1988-89 taxes, a lien not yet payable.
2. Subject to rules and regulations of Fire Patrol District.
3. Conditions, Restrictions as shown on the recorded plat of Klamath River Sportsman Estates.
4. Rights of the public in and to any portion of said premises lying within the limits of roads and highways, including public road dedication in Deed Book 46 at page 56, Book 46 at page 57, Book 46 at page 48, which contains reverter provisions.
5. Release, including the terms and provisions thereof, pertaining to control of water level of Klamath Lake from Roy W. Nelson, et al., to The California Oregon Power Company, recorded December 23, 1931, in Book 96 at page 440, Deed Records.
6. Easement, including the terms and provisions thereof:

For	:	Control of water level of Klamath Lake
Recorded	:	December 23, 1931
Book	:	96
Page	:	441
7. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded	:	May 8, 1968
Book	:	M-68
Page	:	4084

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
 of Sept. A.D., 1988 at 12:00 o'clock P.M., and duly recorded in Vol. M88,
 of Deeds on Page 16167.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall